

Venetian Gardens Homeowners Association

BOARD OF DIRECTORS MEETING

April 11, 2022

1555 Mosaic Way Stockton Ca, Clubhouse

Agenda/Minutes:

Present: Abraham Mackey, Mary Nelson, Jeff Carr, Carol Coleman, John Stevens, Beverly Clarke, VG Manager

Meeting called to Order: 5:30 pm

Approval of Minutes: March 14th, 2022, Minutes Approved.

Management Company Report: 38 new violations, 21 ongoing, and 32 closed.

Treasurer's Report:

Bank Balances:

Reserve Account and VGA Checking Account: \$ 165,321.45

Accounts Receivable: \$ 31,839.70

Total Current Assets: \$ 197,161.15

Manager's Report:

Clubhouse: Clubhouse rental fees were \$1500.00 for March.

Painting of the Clubhouse is completed. Cost \$10,400.00 including fixing hallway leak. Reserve Item

Lighting in the back hallway was changed at a cost of \$675.00 Reserve Item

Thanks to Carol Coleman, our storage rooms have been cleaned and organized.

We received a quote from Aguilera Fencing to install security frames for the windows along the roof \$3600.00. Fabrication is \$2800.00 Installing is \$800.00. Two more quotes are needed. Sandoval fence and Affordable fence were suggested.

We are still looking at increasing our Wi Fi speed, to purchase cameras for the interior and exterior. Comcast was brought up as a possibility. We are also waiting for Unwired to call us back. Perhaps we bundle the phones and internet.

Pool: Next month the pool bathrooms will be cleaned in preparation of the pool opening in May. From the last minutes, Beverly was going to check the prices of other pool services. Beverly will contact some Services. Diana at Liberty Management called in to give her perspective on lifeguards at the pool. Only one association other than us has lifeguards. Suggests that we make sure that the lifeguards are

employees of the association. The pools that have no lifeguards are close to people and housing, so they are monitored by them. One has a camera that is a two way. Other associations have monitors for the pools. If a violation occurs in the pool, access is immediately denied until a hearing can be called. They are then brought in front of the board. No accidents causing injury or need for insurance has happened in her 12 years of employment. People request permission for additional guests, this is usually approved by the board, but the guests must leave if the pool reaches capacity with homeowners. Pool monitors can be a security company or any hired employee that does not need lifeguard training.

Golf Course: We have started reseeding the 6 greens that are in good condition while waiting to hear back on the 3 greens that need work.

Tennis Court- We will be picking up the grinder and vacuum and blades, the week of April 11th to start work on the tennis courts.

Old Business: Todd Bowman will be here to discuss whether we need lifeguards at the pool. Fountain Renovation update, task list for repairs. Beverly called the city and if we are just repurposing, we do not need a permit. Beverly will clarify again by Wednesday. Jeff will be notified, and he will finish what is needed to install the dirt. Joyce and Kelly will get Jeff the design. We are still looking for a part time employee for spring, summer, and fall.

New Business: Can we please write a letter to the apartments on Grouse run regarding their feral cats to see if they are trying to do anything about them. VGA will write a letter to the apartments. We have a neighborhood watch meeting scheduled for 6:00 pm April 27th. Received a bid from Lopez Painting for \$2,500.00 to paint the fence on Venetian Drive. Motion to Approve: All approved. \$3,800.00 to paint the wrought iron fencing around the clubhouse. \$26,500.00 to paint the exterior of the clubhouse. These are all reserve items due to be done this year. The wrought iron fence and club house are deferred for now.

Committee Reports:

Beautification Committee: Lisa and Cassie from the Interior Design Company, Luxury for Less are here to discuss the design of the clubhouse.

Golf Committee:

Open Forum: Homeowner's property was damaged in the storm, by the tree that fell on the golf course. Requesting help with the deductible on his insurance. This will be discussed in executive hearing. Parking issue from last month, Beverly has not had a chance to contact the city but will do so.

ADJOURNMENT: 7:13 pm